

# Office Space For Lease

## Sletten Commercial Building

2700 W. 3rd Street, Sioux Falls, SD 57104



Lease Rate: \$5.95/Sq. Ft.  
Lease Type: NNN

### Building Information

Available sq. ft.:	1,576
Maximum Contig. sq. ft.:	788
Min. Divisible sq. ft.:	788
Building sq. ft.:	27,580
Lot Size/sq. ft.:	49,124
Year Built:	1994
Zoning:	I-1

### Property Highlights

- Office/Warehouse building located on W. 3rd Street directly west of JD's House of Trophies.
- Two office suites available on east side of building.
- Suite #1, on the main level, consists of one private office, work room, restroom and large open reception area.
- Suite #2 is on the second floor. It features two private offices, work room, restroom, large open reception area with sink.
- Each suite has three tall windows to provide plenty of natural light.
- Approximately 45 on-site paved parking spaces including two handicap spaces.
- Easy access to W. 12th Street, Russell, Madison Avenue, & I-29.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

### Contact

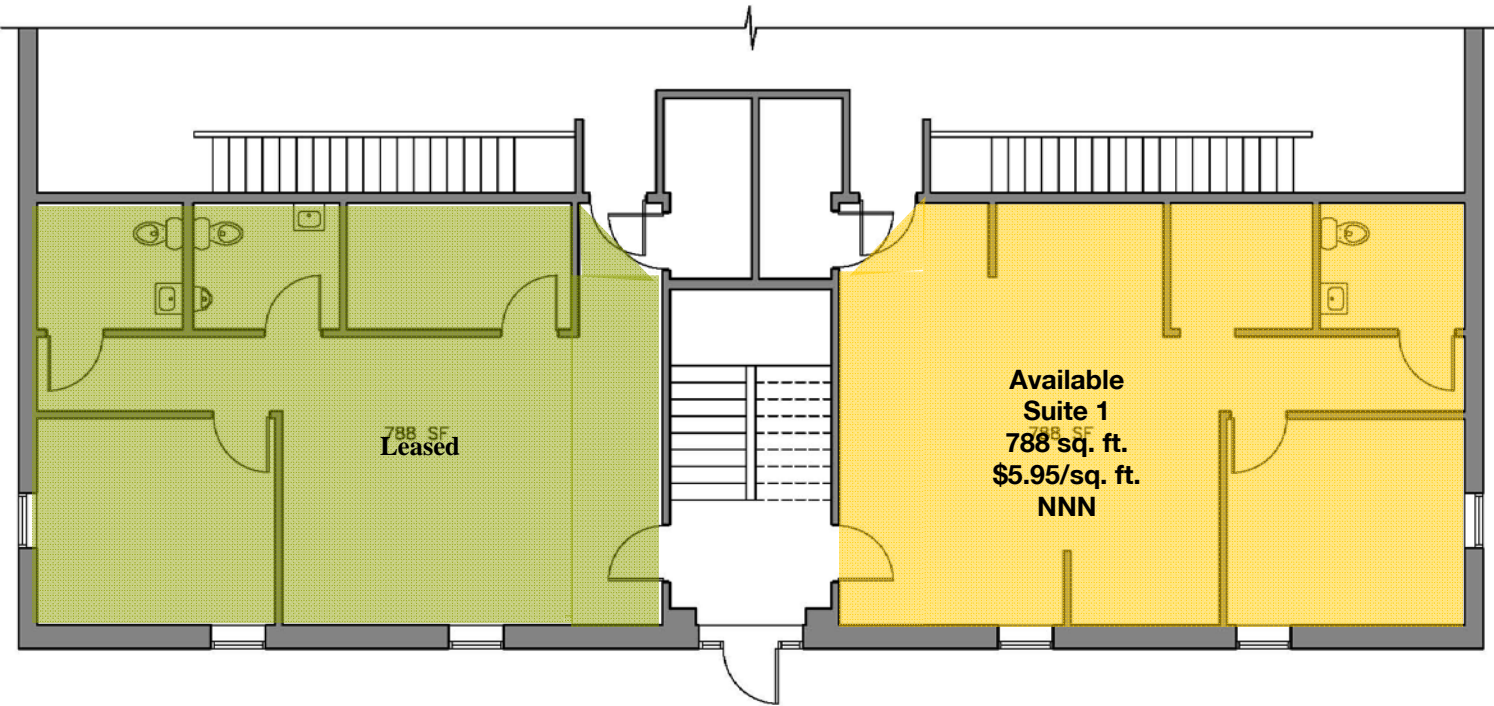
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# NAI Sioux Falls

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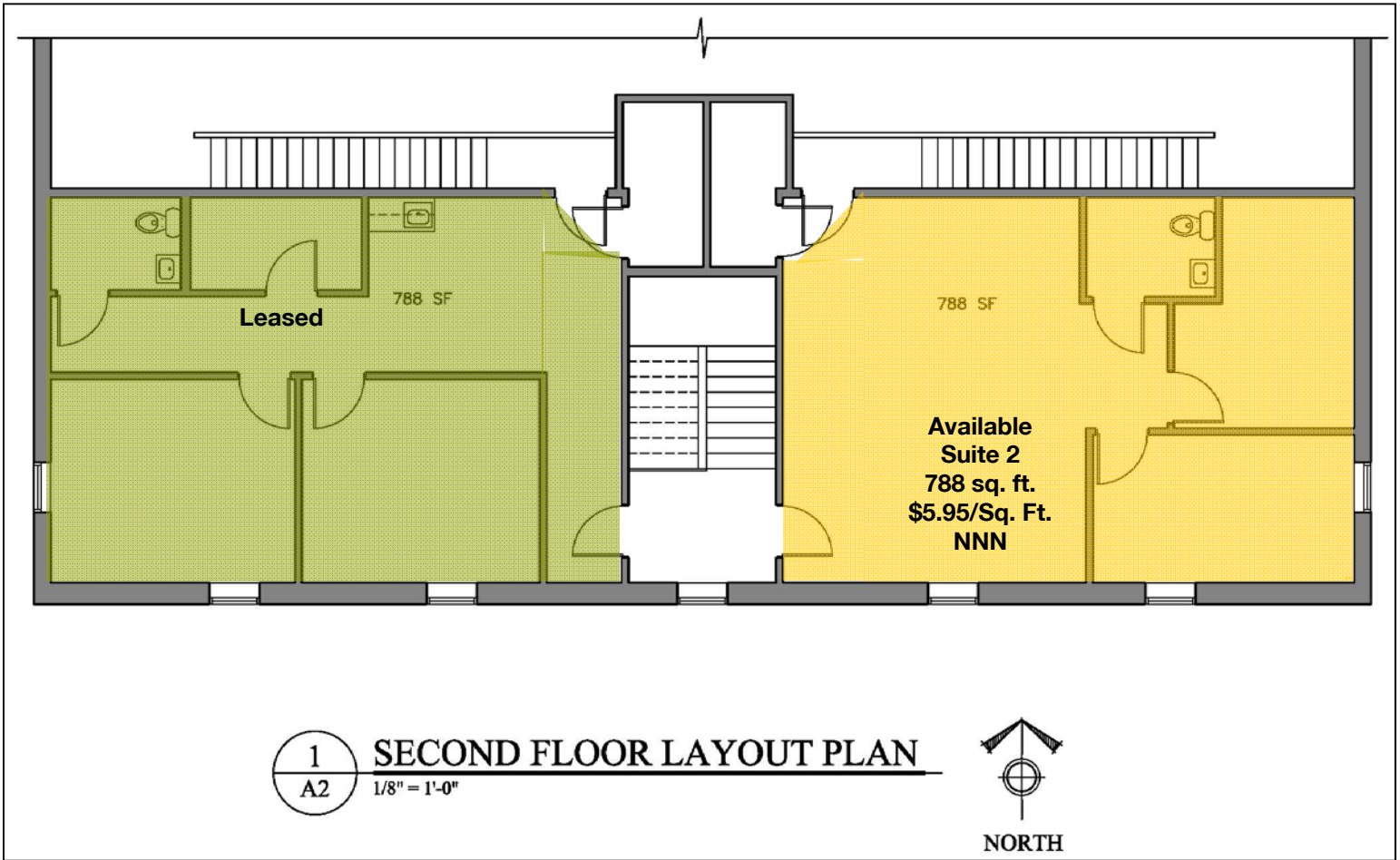
# First Floor Plan



1 FIRST FLOOR LAYOUT PLAN  
A1 1/8" = 1'-0"



# Second Floor Plan



# Aerial View

